REAL ESTATE FOR SALE.

MANHATTAN BEACH.

Rah! Rah! Rah!

Rah! Rah! Rah!

Sis! Boom! Ah!

in this section will force the price still higher within a few days.

dence erected at Manhattan Beach.

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Property Open

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MANHATTAN BEACH.

Manhattan Beach! Manhattan Beach!

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Buy at MANHATTAN BEACH NOW and own a piece of water front property—that can

always be turned into cash at short notice. There is an immediate demand for every resi-

All improved lots south of Oriental Boulevard have advanced \$100 per lot. The rapid sales

MAKE YOUR DECISION TO-DAY. We made a very low price on the lots in this

development to start off the campaign this summer. They are going very fast and every

lot that is sold makes the market just that much scarcer. These lots have macadam streets,

granolithic sidewalks and curbs, gas, electric lights, a modern sanitary sewerage system and a magnificent esplanade on the ocean front.

No Time Table Required

Elevated Trains and B. R. T. Trolleys All Day and All Night

You Can Buy for Cash or on Easy Terms. The Property Is Restricted until 1935, with Titles Guaranteed. TAKE ADVANTAGE OF THESE LIQUIDATING PRICES. EVERY LOT IS A BARGAIN

REAL ESTATE FOR SALE.

MANHATTAN BEACH.

CITY ZONE PLAN UP FOR ADOPTION

Board of Estimate to Hold Public Hearing on Final Report To-morrow.

Proposed Ordinance Will Not Affect Present Use of Existing Buildings.

The first public hearing on the districting resolution of the Commission on Building Districts and Restrictions will be held to-morrow before the Board of Estimate and Apportionment. The resolution, together with maps, was submitted last week to the Board ealty operators, brokers and builders hope that the city will adopt this resng out factory buildings from opping, amusement and office In recent years New York has seriously considered the enactment of efficiency in industry, call for their sofor keeping out factory buildings from Building Managers' Association. home, shopping, amusement and office | Last year the Board of Aldermen

home, shopping, amusement and office centres. In recent years New York methods are controlled to the properties of sweet shops opening in the Fifth Avenue district, of gigantic and noisome factories casting their deep shadows over many dwelling houses. No district has been safe from the erection of buildings detrimental to stability of the transportation of interior provides for four classes of districts—namely, residently and provides to the minimum without the enforced buildings or premises shall conforming to the regulations and restrictions hereinfact established for the use district in which they are located. All buildings or premises shall conforming to the regulations of the regulations hereinfact of the shall not hereafter be constructed or changed without conforming to the regulations between the provides and the results.

The Real Estate Board is advising the application of the regulations between the received by the supplication of the regulations between the received or changed without conforming to the regulations between the received or changed without conforming the application of the regulations between the provides of the regulation of the regulation of the regulation of the regulations of the regulation of the regulation

GETS ACREAGE HOME SITE with those most excluded from a residuce distance. As a contract we will be excluded from a residuce distance and the excluded from a residuce and the excluded from a residual from the from the beautiful and the excluded from the beautiful and the excluded from

Frank Moss will speak at 8:15 o'clock to morrow night at a meeting of the Real Estate Owners' Protective Association, of which Joseph S. Schwah is president. The meeting will be held at the Hotel Majestic Central Park West and 72d at. "Taxpayers are sure to hear something very interesting," says Irving Bachrach, secretary of the organization.

Will Occupy Stokes Place

Will Occupy Stokes Place

Fish & Marvin have rented for J. G. Phelps Stokes his brick cottage on Caritas Island, at Wallack's Point Ca

BUY BRIDGEPORT PLANT

Star Shirt Property.

Joseph P. Day has sold for the Star Joseph F. Day has sold for the Star Shirt Manufacturing Company to Will-iam B. and Archie Wheeler their plant, on Golden Hill, Bridgeport, Conn. The plant was successfully operated for many years for the manufacture of Star shirts and was sold as the Star Shirt Company purchased a plant in Baltimore and will concentrate their manufacturing efforts at that place. The nurchasers are the sons of Na-PROVIDES FOR FOUR

CLASSES OF DISTRICTS

The purchasers are the sons of Nathaniel B. Wheeler, one of the pioneers in the manufacture of sewing machines, who have a big plant in Bridgeport. They will remodel the property and rent it for light manufacturing.

MANY DEATHS DUE TO OPEN GATES

Real Estate Board Seeks to Reduce Elevator Accidents.

The Real Estate Board of New York | there and to point out the strength and of Eslimate by the commission. Most is cooperating with Superintendent weaknesses in the various factors en-Ludwig of the Manhattan Bureau of tering into the industrial organization Buildings in trying to reduce the num- of the borough. This survey is being lution as speedily as possible, and bor of accidents in elevators. In this undertaken by the Brenx Board of that thus the foundation will be laid work it has the cooperation of the Trade and the New York University.

TAKING A SURVEY OF ITS STRENGTH

Computation of Bronx Industrial Vigor Will Soon Be Completed.

TO FRAME FUTURE PROGRAM OF ACTION

Work Under the Auspices of Bronx Board of Trade and New York University.

The survey that is now being made of The Bronx is expected to be completed about July 1. It has as its main objects: The encouragement of a further development of the present industries of The Bronx; to get new plants



of the district in which such use is authorized. He will also have power to warve the residence district regulations where a residence district only buildings a feet to establish the residence district only buildings with their usual accessories designed exclusively for the following specified uses may be constructed. Dwellings, which shall include tenement houses, bearding houses and hotels having thirty or more sleeping reoms; private clubs, religious, educational, philanthropic and eleemostynary buildings and the private clubs, religious, educational, philanthropic and eleemostynary buildings and the clevator operation are preventable and institutions; hospitals and sanatoriums, farming, truck gardening nurseries of greenhouses.

In a residence district the use of buildings or premises shall be limited to the uses as above specified, for which buildings may be constructed and to the customary accessory uses incident thereto. The supermedicat of buildings are proved to the fatalities in connection with elevator obuildings or premises shall be limited to the uses as above specified, for which buildings may be constructed and to the customary accessory uses incident thereto. The supermedicated buildings have been saved in the year 1915 by the closing of the shaft doors or the inside safety are yellowed to the same part of the operators, to be certain to he buildings and the constructed and to the customary accessory uses in the provided the provided

Bryan L. Kennelly in the Exchange Salesroom, 14 Vesey st.

Among the offerings are six lots in The Bronx on Grand Boulevard, Commonwealth av., Longfellow av. and St. George's Crescent; twelve lots at Edgemere, Long Island, on the west side of Rochester av.; in Dobbs Ferry, a three story stone dwelling and one acre of land at the northwest corner of Broadway and Oak st.; in New Castle, Westchester County, near Mount Kisco, 84 acres of land on the south side of Bedford State Road, and 14 acres of land with dwellings and outbuildings on the east side of Armonk State Road; in Plainfield, N. J., a Colonial dwelling on large plot, at 740 West 7th st., corner of Darrow av.

PREPARING FOR **OUEENS GROWTH**

Area To Be Used Restricted for Factories Bigger than Manhattan.

While the Borough of Queens has had a greater industrial development in the last five years than perhaps any that was fully insured, the insurance other section of New York City, its rate paid being based on the valuation future growth in this respect will be given by the owner at the time the pol-

other section of New York City, its future growth in this respect will be even larger, says the Queens Chamber of Commerce. In recognition of this fact the Municipal Commission on Building Districts and Restrictions has tentatively set aside approximately 22,000 acres, or 30 per cent of the area of Queens, for industrial development. This is an area greater than that of the entire Borough of Manhattan, and is nearly as large as the entire Borough of The Bronx. The remaining 70 per cent of the area of the Bronx. The remaining 70 per cent of the area of the Borough of Queens, some \$3,000 acres, to be developed for residences and stores, is even bigger than the area of the entire Borough of Procking.

In order to properly study and set forth the commercial and industrial advantages and facilities of that borough of Queens has decided to enlarge its activities by the establishment of an industrial bureau, which will have a competent manager, working with the manufacturing and industrial committee, of which Ray Palmer, vice-president of the New York and Queens Electric Light and Power Company, is chairman. The other members of the committee are William D. Bloodgood, James E. Clonin, M. J. Degnon, H. W. Drake, L. W. Flaunlacher, C. S. Fox, John J. Halleran, Judson A. Harrington, A. L. Langdon, William H. Johns, Frank Lord, E. A. MacDougall, Harold C. McNulty, John W. Rapp, S. B. Severson, Henry M. Toch, Burton Thempson, F. A. von Moschnisker and George E. Woods.

The Chamber has also decided to establish a traffic bureau, and employ an experienced railroad man as the manager. The organization hopes this year to increase its membership from 250 to over 400 members.

MOUNTAIN LAKES CO.

Lakes Residential Park, N. J. A special Lackawanna car carried the guests to Montclair, where they were taken in autos to the Montclair Hotel, where a luncheon was served. After luncheon they went on an auto trip through Mountain Lakes and to the clubhouse Pool, billiards, bowling, canoeing and dancing helped to make up a very enjoyable time. One scribe tried the water and found it was quite a distance to the bottom of the lake.

It was in 1910 that H. A. Hapgood purchased this 1,500-acre tract in Northern New Jersey. The property was then miles from a railroad station and devoid of streets or roads—in fact, it was a well known shooting ground.

"The custom followed in fire insurficed in the custom followed in fire insurficed in the second largest organization of its kind in this country.

have arisen among property owners similar to the one cited, where fire losses occurred and the fire insurance company declined to reimburse the owner to the full value of his loss because it costs more to replace a building to-day than it did a few years ago, this board of experts would be glad to hear of them.

On this important subject the Advisory Council of Real Estate Interests was a well known shooting ground."

"The custom followed in fire insurance company declined to reimburse the owner to the full value of his loss because it costs more to replace a building to-day than it did a few years ago, this board of experts would be glad to hear of them.

On this important subject the Advisory Council of Real Estate Interests.

and devoid of streets or roads—in fact, it was a well known shocting ground. In the last five years over 300 homes have been built, most of which were bought by well known business and professional men for their own occupancy. There are now over 2,500 permanent residents in the park.

Mrs. Charlotte N. Emerson has purched build not be value, a 10 per cent of the value of the value

with almost three acres of land, and is in the same section as the residences of George W. Perkins, George B. Cortelyou, Maturin L. Delafield, Frederick Allien, Cleveland H. Dodge, Alexander S. Webb, Darwin P. Kingsley, Thomas A. Buckner, Judge Nash Rockwood, Edmund Randolph and Miss Julia of the value of his premises, he may Morosini. The estate has been occu-

THIS ODD TANGLE

Insurance Co. Refuses to Pay Policy in Full Because

APPRAISALS MUST JIBE

If Court Upholds Stand Owners Will Have to Watch Building Market.

Owners who insure their buildings for 100 per cent, or, in other words, for full value, will hereafter have to keep constantly informed on building material prices, if a contention advanced by an insurance company is upheld by the court. A building burned down



the She wilk move to Mountain Lakes on or about September 15. E. G. Curry will take possession of his new home next week.

SALE NEAR HOME OF GEORGE W. PERKINS

All-Cash Buyer Found for A. C. Sheridan's Property.

Herbert A. Sherman has sold for Arthur C. Sheridan's Property.

Herbert A. Sherman has large residence at Riverdale-on-Hudson, situated on Palisade and Independence Avenues and Sigma Place, overlooking the Hudson, It consists of a large gray stone mansion, stone garage and outhouses with almost three acres of land, and is in the same section as the residences of George W. Perkins, George B. Cortelyou, Maturin L. Delafield, Frederick

Are properly with the fire insurance in order to come within the 80 per cent and 20 per cent property owner must take out with the South side of 96th st., which the brokerage house recently sold for the rate is allowed.

Value and Insurance.

Value and Insurance.

"It is commonly understood that the building's value at the time when the building's value at the time when the building is mediately before the fire determines just what indemnity the fire determines just what indemnity the fire determines for the continuous and he has now on hand about \$221,000. The property owner may recover. It is incument to the support of the surface and one-half serviced with the Northern Bank 65 per cent of the large value of the building immediately before the fire determines flust what indemnity the fire loss, for the value of the building should in the correct value to determine the fire loss.

To date Mr. Richards has paid in dividends to the creditors of the Northern Bank 65 per cent of the louding should in the correct value to determine the fire loss.

To date Mr. Richards has paid in dividends to the creditors of the successful to the country of the aution sale, June 20, together with the surface value of the building should in the country of the surface of th

Coney Island 158 31 NASSAU ST., N. Y. C. TELEPHONE 744 Cortlandt.

lacher, C. S. Fox, John J. Halleran, Judson A. Harrington, A. L. Langdon, William H. Johns, Frank Lord, E. A. MacDougall, Harold C. McNulty, John W. Rapp, S. B. Severson, Henry M. Toch, Burton Thompson, F. A. von MacDougall, Harold C. McNulty, John Moschrisker and George E. Woods.

The Chamber has also decided establish a staff-has also decided establish as the staff of the staff has also decided establish as the staff of the staff has also decided establish as the staff has also d and labor go up, and take greater cor-responding insurances."

NOR. BANK SALE TUESDAY

Remaining Unsold Properties to Go Under Hammer.

Judge Hotchkiss, of the Supreme On this important subject the Advisory Council of Real Estate Interests thorizing Eugene Lamb Richards, Sup-Court, recently signed an order auerintendent of Banks of the State of

TO LET FOR BUSINESS PURPOSES. TO LET FOR BUSINESS PURPOSES.

The Tribune

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available at once; splendid chance for big corporation.

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light. One block from Brooklyn Bridge subway and



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GEORGE HOWE, Sales Agent,

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